

**Chapter 19.335*****Live/Work Units*****19.335.010 Purpose**

The purpose of regulating live/work units is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

**19.335.020 Applicability and Permit Requirements**

Live/Work units, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions and the Downtown Specific Plan subject to the requirements contained in this Chapter.

**19.335.030 Site Location, Operation and Development Standards**

- A. The Downtown Specific Plan has special requirements for ground floor frontage on Mission Inn Avenue, Main Street and University Avenue.
- B. All living space within the live/work unit needs to be contiguous with, and an integral part of, the working space, with direct and internal access between the two areas.
- C. Access to individual units shall be from common access areas, corridor or hallways. In some locations, when more than one unit is proposed within a single building, each live/work unit needs to be separated from the other units in the building.
- D. Minimum floor area requirements are established in the Downtown Specific Plan and Article V (Base Zones and Related Use and Development Provisions). In the Mixed Use Zones specifically review Section 19.120.060 (Development Standards of the Mixed Use Zones).
- E. At least one of the full-time workers of the live/work unit needs to reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may utilize employees in addition to residents as necessary.